

Tsarkov, Alex

From: Margaret Cochrane [m.a.cochrane@att.net]
Sent: Thursday, March 24, 2011 8:40 PM
To: Tsarkov, Alex
Subject: Written Testimony in Support of HB6620 Condo Bills; For Public Hearing 3/25/11

For Judiciary Committee Public Hearing March 25, 2011

IN FAVOR OF HB6620, HB 1205 and HB1208 Condo Bills

I am in favor of having a condo ombudsman, I am a condo community owner at Cromwell Hills Condominium Phase 1 and I am willing to pay a nominal fee for the service of an ombudsman without impacting Connecticut taxpayers (similar to a Small Claims Court fee) to address unresolved community association governance disputes to help support an Office of Condominium Ombudsman.

I would like the legislators to know that I support a volunteer panel consisting of condo owners, property managers and attorneys to help mediate disputes between condo owners and condo associations or property managers.

I am in favor and support a Property Manager Licensure bill.

CHCA Phase 1 has continually raised the condo fees every year for the past 10 years at a rate of 3% each year (sometimes more). In 2010, we had an assesment on top of the increase to take care of the boards mistake of firing the landscaper without filing the proper procedures according to his contract. But they had already highered a new landscaper. We were paying 2 landscapers at the same time and the insurance went up. That cost us an extra \$67 a month.

The Board spent close to \$40,000 for a company to provide them with a Capital Plan. The owners were against it. The Capital Plan is 3 years old and involves the board taking a 3.5 million dollar loan to repave the roads, new decks and most importantly side all the buildings.

All the owners that attended the meetings were against the plan but the board went ahead with it. The roads were fine; owners were led to believe the reason the roads were being done were to bring them up to town guidlines. Then, the roads would be given back to town for them to plow and maintain which would save us money. That never happened. The roads are in worse shape than before being repaved.

The decks are being changed out slowly and the siding,,,they bought it and are storing it someplace. A few of the courtyards are completed (it is not even 50% done yet). The board ran out of money. For 2011, the fees were kept the same but we have an assesment of \$40 extra a month. They refinanced the loan. There is a second assessment to start 4/1/2011 for the removal of snow of the roofs and for the insurance policy which doubled for 2011 with no notice. There is no reserve to handle any crisis.

I would also like to mention that our taxes include services that we have to pay extra for such as trash removal and snow plowing. That is free tax money going to the town of Cromwell. At the same time the town police do not like to answer calls to CHCA and say it is private property. A bridge is trying to be built between the Police and CHCA.

3/25/2011

I would like you to take these as a few examples of why we need more support for Condo Owners.

Thank you for your time.

Regards,
Margaret A. Cochrane
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